

ENGINEER'S REPORT

Prepared for the

CITY OF SAN DIEGO

**Kings Row
Maintenance Assessment District**

Annual Update for Fiscal Year 2004

under the provisions of the

**San Diego Maintenance Assessment District Ordinance
of the San Diego Municipal Code**

and

**Landscape and Lighting Act of 1972
of the California Streets and Highways Code**

Prepared by

**BOYLE ENGINEERING CORPORATION
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May 2003

CITY OF SAN DIEGO

Mayor

Dick Murphy

City Council Members

Scott Peters
District 1

Brian Maienschein
District 5

Michael Zucchet
District 2

Donna Frye
District 6

Toni Atkins
District 3

Jim Madaffer
District 7

Charles Lewis
District 4

Ralph Inzunza, Jr.
District 8

City Manager

Michael T. Uberuaga

City Attorney

Casey Gwinn

City Clerk

Charles G. Abdelnour

City Engineer

Frank Belock

Assessment Engineer

Boyle Engineering Corporation

Table of Contents

Engineer's Report

Kings Row Maintenance Assessment District

Preamble	1
Executive Summary	2
Background	3
District Proceedings for Fiscal Year 2004	3
Bond Declaration	4
District Boundary	4
Project Description.....	4
Separation of General and Special Benefits.....	5
Cost Estimate	5
Estimated Costs.....	5
Annual Cost Indexing	5
Method of Apportionment	6
Estimated Benefit of the Improvements.....	6
Apportionment Methodology.....	6
Equivalent Benefit Unit (EBU).....	6
Unit Assessment Rates.....	7
Summary Results	8

EXHIBITS

Exhibit A: Boundary Map & Assessment Diagram

Exhibit B: Estimated Annual Expenses, Revenues, & Reserves

Exhibit C: Assessment Roll

Engineer's Report

Kings Row

Maintenance Assessment District

Preamble

Pursuant to the provisions of the "San Diego Maintenance Assessment District Ordinance" (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the "Landscape and Lighting Act of 1972" (being Part 2 of Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (being Article XIID of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), in connection with the proceedings for the KINGS ROW MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as "District"), BOYLE ENGINEERING CORPORATION, as Assessment Engineer to the City of San Diego for these proceedings, submits herewith this report for the District as required by California Streets and Highways Code Section 22565.

FINAL APPROVAL, BY RESOLUTION NO. _____ ,
ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN
DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE
_____ DAY OF _____, 2003.

Charles G. Abdelnour, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

Executive Summary

Project: Kings Row
Maintenance Assessment District

Apportionment Method: Equivalent Benefit Unit (EBU)

	FY 2003	FY 2004 ⁽¹⁾	Maximum Authorized
Total Parcels Assessed:	66	66	--
Total Estimated Assessment:	\$5,956	\$5,956	--
<i>Zone 1</i>	\$5,186	\$5,186	--
<i>Zone 2</i>	\$770	\$770	--
Total Number of EBUs:	66.00	66.00	--
<i>Zone 1</i>	43.00	43.00	--
<i>Zone 2</i>	23.00	23.00	--
Assessment per EBU:			
<i>Zone 1</i>	\$120.60	\$120.60	\$120.60
<i>Zone 2</i>	\$33.48	\$33.48	\$384.10 ⁽²⁾

⁽¹⁾ FY 2004 is the City's Fiscal Year 2004, which begins July 1, 2003 and ends June 30, 2004. Total Parcels Assessed, Total Estimated Assessment, and Total Number of EBUs may vary from prior fiscal year values due to parcel changes and/or land use re-classifications.

⁽²⁾ Maximum Authorized annual amount subject to cost indexing provisions as set forth in this Engineer's Report.

District History: The District was established in Fiscal Year 1994. Zone #2 was annexed into the District as part of the Fiscal Year 2001 proceedings.

Annual Cost Indexing: An increase of assessments, under authority of annual cost indexing provisions (for Zone #2), is not required for Fiscal Year 2004.

Bonds: No bonds will be issued in connection with this District.

Background

The Kings Row Maintenance Assessment District (District) was originally established in March 1994 to provide for maintenance of landscaping along a noise abatement wall fronting Euclid Avenue. New areas may be added to the District by annexation proceedings.

In 2000, Carter Reese & Associates petitioned the City of San Diego (City) for annexation of the Village at Euclid development into the District (as Zone #2). Zone #2 was successfully annexed into the District as part of the Fiscal Year 2001 proceedings.

The annexation of Zone #2 provides for additional maintenance of landscaping along Euclid Avenue and Ocean View Boulevard. The approximate location of District improvements is shown in Exhibit A.

District Proceedings for Fiscal Year 2004

This District is authorized and administered under the provisions of the "San Diego Maintenance Assessment District Ordinance" (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the "Landscape and Lighting Act of 1972" (being Part 2 of Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (being Article XIII D of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"). This report has been prepared in compliance with Assessment Law.

The purpose of the proposed proceedings and this Engineer's Report is to update the District budget and assessments for Fiscal Year 2004. The Fiscal Year 2004 assessments proposed within this Engineer's Report do not represent an increase from the previous year's assessments. Therefore, the vote requirements of Section 4 of Article XIII D do not apply to these proceedings.

A public hearing will be scheduled where public testimony will be heard by the Council, and the Council may, at its discretion, adopt a resolution ordering the levying of the proposed assessments.

Bond Declaration

No bonds will be issued in connection with this District.

District Boundary

The Boundary Map & Assessment Diagram for the Kings Row Maintenance Assessment District is on file in the Maintenance Assessment Districts Section of the Park and Recreation Department of the City of San Diego and by reference is made a part of this report. A reduced copy of the Boundary Map & Assessment Diagram for the District is included as Exhibit A.

The Boundary Map & Assessment Diagram details the District boundary, zone boundaries, and approximate location of improvements. As shown in Exhibit A, the District has been divided into two zones for benefit apportionment purposes.

Project Description

The project to be funded by the proposed assessments is the maintenance of landscaping along a noise abatement wall fronting Euclid Avenue within Zone #1. Zone #2 includes provision for additional maintenance of landscaping along Euclid Avenue and Ocean View Boulevard. The approximate location of District improvements is shown in Exhibit A.

Maintenance activities include, but are not limited to, turf mowing, edging and aeration, irrigation, revegetation and replacement of damaged plant material, tree and bush trimming, fertilizing, weeding, ongoing inspection and repairs.

The engineering drawings for the improvements to be maintained by the District are on file at Map Records in the City Engineer's office and are incorporated herein by reference. The specifications for maintenance to be performed will be contained in a future City contract and will be consistent with City standards on file with the Park and Recreation Department.

Separation of General and Special Benefits

Consistent with City policy for the public at large, the City will provide the District with annual contributions from the Gas Tax Fund for median maintenance (18.0¢ per square foot of landscaped median and 1.3¢ per square foot of hardscaped median) and from the Environmental Growth Fund for open space maintenance (\$26.63 per acre). These cost allocations are considered to be “general benefit” administered by the District. All other maintenance, operations, and administration costs associated with the District, which exceed the City’s contribution to the public at large, and are accordingly considered to be “special benefit” funded by the District. As currently planned, the benefits of District improvements are considered entirely “special benefits.”

Cost Estimate

Estimated Costs

Estimated Fiscal Year 2004 annual expenses, revenues, reserves, and assessments (provided by the City) are included as Exhibit B hereto.

Annual Cost Indexing

With the passage of Proposition 218, any proposed increase in assessments must be placed for approval before the property owners by a mail ballot and a public hearing process, similar to these proceedings. A majority of ballots received must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an engineer’s report, balloting, and the public hearing process can potentially exceed the total cost of the increase. These incidental costs of the proceedings can be added to the assessments, resulting in even higher assessments.

Indexing assessments annually to the San Diego Consumer Price Index for Urban Consumers (SDCPI-U), as approved by the District property owners in Fiscal Year 2001 within Zone #2, allows for minor increases for normal maintenance and operating cost escalation without incurring the costs of the Proposition 218 ballot proceedings. Any

significant change in the assessment initiated by an increase in service provided or other significant changes to the District would still require the Proposition 218 proceedings and property owner approval.

The maximum authorized assessment established in the Zone #2 annexation proceedings are authorized to be indexed (increased) annually by the factor published in the SDCPI-U. The first year for which indexing may be applied was Fiscal Year 2002. However, it has been determined that an increase of assessments, as authorized by the cost indexing provisions, is not required for Fiscal Year 2004.

Method of Apportionment

Estimated Benefit of the Improvements

The Transportation Element of the City's General Plan and the general policy recommendations found in the local Community Plan establish several goals for the community's transportation system and urban design features. The improvements being maintained by this District are consistent with the plans' goals for safety and pleasing aesthetics.

Apportionment Methodology

The total maintenance assessment for a given parcel is equal to the parcel's total equivalent benefit units (EBUs) multiplied by the unit assessment rate, as shown in the following equation:

$\text{Total Assessment} = \text{Total EBUs} \times \text{Unit Cost Per EBU}$

Equivalent Benefit Unit (EBU)

Due to the homogeneous nature of the land use within the District (i.e., entirely single family residential parcels) and relative uniformity of benefit to the respective parcels within each zone, each parcel within a given zone will be assessed equally (i.e., each parcel will be assigned 1 EBU). In other words, the total cost of maintaining improvements within a given zone will be equally assessed to all properties within the zone.

Unit Assessment Rates

For each zone, the unit assessment rate for maintenance (unit cost per EBU) is equal to the total maintenance cost divided by the total EBUs:

$$\text{Unit Cost Per EBU} = \text{Total Maintenance Cost} / \text{Total EBUs}$$

As described above, the total assessment assigned to each parcel has been calculated based on the preceding factors. Based on the above methodology, EBUs, unit assessment rates, and total assessment calculated for each parcel can be found in the Assessment Roll (Exhibit C).

Summary Results

The District Boundary is presented in Exhibit A.

An estimate of the costs of the improvements provided by the District is included as Exhibit B to this report.

The assessment methodology utilized is as described in the text of this report. Based on this methodology, the EBUs and Fiscal Year 2004 District assessment for each parcel were calculated and are shown in the Assessment Roll (Exhibit C).

Each lot or parcel of land within the District has been identified by unique County Assessor's Parcel Number on the Assessment Roll and the Boundary Map and Assessment Diagram referenced herein. The net assessment for each parcel for Fiscal Year 2004 can be found on the Assessment Roll.

This report has been prepared and respectfully submitted by:

BOYLE ENGINEERING CORPORATION

Eugene F. Shank, PE C 52792

Alex Bucher, EIT CA 112628

I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the _____ day of _____, 2003.

Charles G. Abdelnour, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

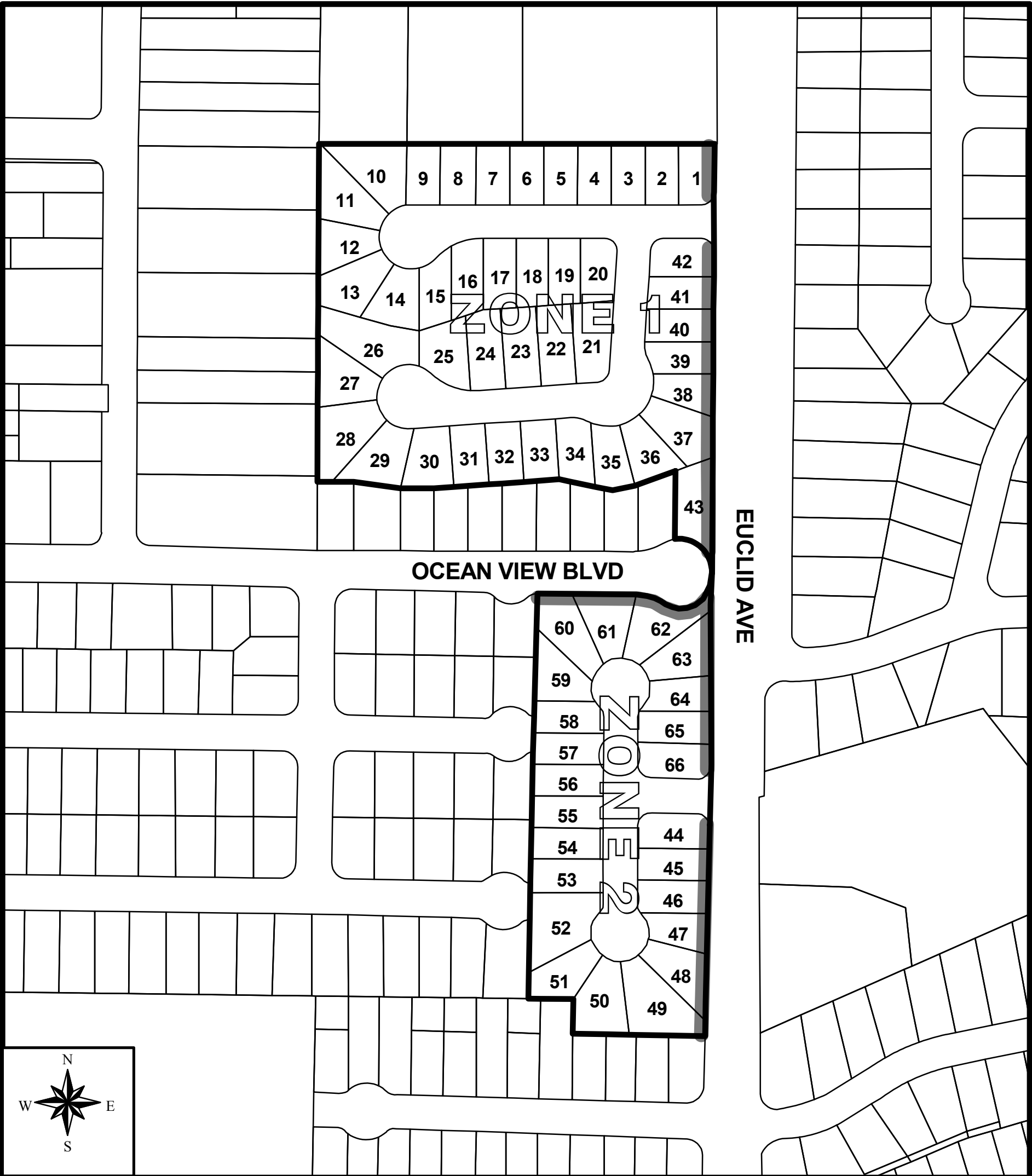
I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the assessment diagram incorporated into this report, was approved and confirmed by the CITY COUNCIL of said City on the _____ day of _____, 2003.

Charles G. Abdelnour, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

I, _____, as SUPERINTENDENT OF STREETS of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the assessment diagram was recorded in my office on the _____ day of _____, 2003.

SUPERINTENDENT OF STREETS
CITY OF SAN DIEGO
STATE OF CALIFORNIA

EXHIBIT A



BOUNDARY MAP & ASSESSMENT DIAGRAM

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, THIS ____ DAY OF _____, 2000.

CHARLES G. ABDELNOUR, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

PREPARED BY:
BOYLE ENGINEERING CORPORATION
7807 Convo Court, Suite 200, San Diego, California 92111 (858) 268-8080

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF THE KINGS ROW MAINTENANCE ASSESSMENT DISTRICT, CITY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF, HELD ON THE ____ DAY OF _____, 2000, BY ITS RESOLUTION NO. _____.

CHARLES G. ABDELNOUR, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE ____ DAY OF _____, 2000; SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF SAN DIEGO, STATE OF CALIFORNIA ON THE ____ DAY OF _____, 2000. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

NOTE:
FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF LOTS OR PARCELS SHOWN ON THIS MAP, REFER TO THE COUNTY ASSESSOR'S MAPS WHICH SHALL GOVERN WITH RESPECT TO ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

- LEGEND:
- District Boundary
 - District Improvements
 - Parcel Line
 - ## Diagram Number



CITY OF
SAN DIEGO

KINGS ROW
MAINTENANCE ASSESSMENT DISTRICT

W.O. | DATE: MAY 2000 | REVS:

EXHIBIT B

Maintenance Assessment Districts

Council District: 4
Fund: 70250

Kings Row

Kings Row Maintenance Assessment District			
	FY 2002 ACTUAL	FY 2003 BUDGET	FY 2004 PROPOSED
Positions	0.03	0.03	0.03
Personnel Expense	\$ 2,224	\$ 2,253	\$ 2,259
Non-Personnel Expense	3,397	6,905	6,974
TOTAL	\$ 5,621	\$ 9,158	\$ 9,233

The Kings Row Maintenance Assessment District (District) was established in March 1994 and later expanded in July 2000 to provide maintenance of the landscaping between the noise abatement walls and the street along the west side of Euclid Avenue within Zone 1. Zone 2 includes maintenance along Euclid Avenue and Ocean View Boulevard. The landscaping was installed to create a more pleasing and attractive environment for the property owners.

The Fiscal Year 2004 Proposed Budget is based on current maintenance costs. This District does not have an oversight committee.

KINGS ROW	FY 2003 ESTIMATE	FY 2004 PROPOSED
BALANCE	\$ 2,612	\$ 3,143
Revenue		
Assessments	\$ 5,956	\$ 5,956
Interest	120	134
TOTAL OPERATING REVENUE	\$ 6,076	\$ 6,090
TOTAL REVENUE AND BALANCE	\$ 8,688	\$ 9,233
Expense		
Personnel	\$ 2,252	\$ 2,259
Contractual	1,323	1,323
Incidental	1,007	1,008
Utilities	963	930
Contingency Reserve	-	3,713
TOTAL EXPENSE	\$ 5,545	\$ 9,233
BALANCE	\$ 3,143	\$ -
Assessment per EBU: ⁽¹⁾		
Zone 1	\$ 120.60	\$ 120.60
Zone 2	\$ 33.48	\$ 33.48

⁽¹⁾ The District contains 43 Equivalent Benefit Units (EBUs) in Zone 1 and 23 EBUs in for Zone 2. When the responsibility for landscape maintenance of the improvements in Zone 2 (for the Village at Euclid development along the west side of Euclid Avenue and the south side of Ocean View Boulevard between the sound wall and the street) transfers from the developer, then the assessment in Zone 2 will increase.

EXHIBIT C

Due to the size of the Assessment Roll (Exhibit C), only limited copies are available. Please contact the City of San Diego, Park & Recreation Department, Open Space Division, Maintenance Assessment Districts Program at (619) 685-1350 to review the Assessment Roll.